



Board of Zoning Appeals

Date: Monday, February 12, 2024

Time: 6:00 PM

**Place: Council Chambers
Greenwood City Center Building
300 South Madison Avenue
Greenwood, IN 46142**

Doors Open at 5:45PM

This meeting will also be available via Zoom; if you desire to attend virtually, click “Join Zoom Meeting” below.

For assistance with or connecting to this meeting, please contact the After Hours IT Department Support Line at 317-868-0025.

MEETING AGENDA

I. Call to Order

II. Approval of Minutes

A. Meeting Minutes from January 8, 2024

III. Special Requests/Continuances

None.

IV. Findings of Fact

A. **BZA2023-041 Development Standards Variance**, Petitioner Ken Johnson, for property located at 72 W. Pearl Street

V. Old Business

A. **BZA2023-052 Use Variance**, 260 W. Main Street, Petitioners, Allyson & Dylan Wilson, are requesting approval of a use variance in order to operate a salon in the Old Town (OT) zoning district.

VI. Old Business from the Floor

None.

VII. New Business - staff reports are linked to each docket

- A. **BZA2023-053 Development Standards Variance**, 827 W. Main Street, Petitioners, Adam and Lynsey Stanford, are requesting relief from the following sections of the Unified Development Ordinance:
1. Sec. 10-03-13 (C) Accessory Structures, (5) to allow an accessory structure under 300 square feet in size to be constructed of steel
 2. Sec. 10-03-13 (C) Accessory Structures, (10) to allow an accessory structure in a side yard;
- B. **BZA2023-054 Development Standards Variance**, 1423 Demaree Road, Petitioner, Nathan Tompkins, is requesting relief from Section 10-03-13 (C) Accessory Structures, (6) Exterior Materials, of the Unified Development Ordinance, to allow an accessory structure over 300 square feet to have a 36-inch mortared masonry wainscot only on the front facade
- C. **BZA2023-055 Development Standards Variance**, 790 North U.S. 31 (Gordon Food Service), Petitioner, Dan Smuk, on behalf of Paradigm Design, is requesting relief from the following sections of the Unified Development Ordinance:
1. Sec. 10-03-14 (D) Commercial Building Design Standards, Front Elevation (1), to allow mortared masonry be reduced from 50% to 0% on a front façade
 2. Sec. 10-03-14 (D) Commercial Building Design Standards, Front Elevation (1), to allow EIFS as a permitted exterior material
 3. Sec. 10-03-14 (D) Commercial Building Design Standards, Front Elevation (1) and Sec. 10-03-14 (G) General Design Standards (1), to allow split faced block as a permitted exterior material on a front façade
 4. Sec. 10-03-14 (D) Commercial Building Design Standards, Front Elevation (2), to allow the transparency on a front façade be reduced to from 30% to 14%
 5. Sec. 10-03-14 (D) Commercial Building Design Standards, Side Elevation (1), to allow exterior materials other than the predominant front façade material on a side façade
- D. **BZA2024-001 Development Standards Variance**, 1249 W. Stones Crossing Road, Petitioner, Gene Perkins, is requesting relief from the following sections of the Unified Development Ordinance:
1. Sec. 10-02-13 Residential Large Lot Zone (A) Development Standards. Accessory Building Location, and Sec. 10-03-13 (C) Accessory Structures, (10) to allow an accessory structure in a front/side yard
 2. Sec. 10-02-13. Residential Large Lot Zone (A) Development Standards. Accessory Building Height, to allow an accessory structure in excess of twenty (20) feet in height, not to exceed thirty (30) feet

VIII. New Business from the Floor

None.

IX. Announcements

None.

X. Adjournment

Join Zoom Meeting

<https://us06web.zoom.us/j/82761189632?pwd=DCpUrtqAHVAkeagSDZBb2Pd1ikfLjm.1>

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Meeting ID: 827 6118 9632

Passcode: 1234

Members of the public wishing to observe the meeting may do so using the link provided on the website for this meeting. Public attendees will be muted and will have video disabled. Public comment will be handled according to procedures to be announced by the presiding officer. In the event of an excessive number of participants or unforeseen technical or practical issues, the meeting may be terminated and restarted.

Next Meeting Date: Monday, February 26, 2024 at 6:00PM

In accordance with the American with Disabilities Act, the City of Greenwood is required to provide reasonable accommodations to persons with disabilities wishing to attend public meetings. Accommodations are available upon request to persons with disabilities who require alternately formatted materials, auxiliary aids, or reasonable modifications to policies and procedures to ensure effective communication and access to the public meetings. If you require accommodation to attend the meeting, please contact Mark St. John Public Access ADA Coordinator, at 300 S. Madison Avenue, Greenwood, Indiana 46142, Tel: (317) 887-5000, Fax: (317) 887-5616, or contact Telecommunications Relay Services (TRS) at 711 to relay your request. Please allow at least two business days to arrange for accommodations.